174.0	0006	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	570,700 / 570,700
					USE VALUE:	570,700 / 570,700
					ASSESSED:	570,700 / 570,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		SUTHERLAND TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GONICK WENDY
Owner 2:	DIPERNA JEFFREY
Owner 3:	
Street 1:	5 SUTHERLAND TERRACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,559 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Asbestos Exterior and 1152 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3559.000	202,000		368,700	570,700
Total Card	0.082	202,000		368,700	570,700
Total Parcel	0.082	202,000		368,700	570,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.40 | /Parcel: 495.4

Legal Description

User Acct 116528

GIS Ref

GIS Ref

Insp Date 10/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 174.0-0006-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,200	0	3,559.	368,700	570,900	570,900	Year End Roll	12/18/2019
2019	101	FV	182,000	0	3,559.	363,500	545,500	545,500	Year End Roll	1/3/2019
2018	101	FV	182,000	0	3,559.	279,200	461,200	461,200	Year End Roll	12/20/2017
2017	101	FV	182,000	0	3,559.	263,400	445,400	445,400	Year End Roll	1/3/2017
2016	101	FV	182,000	0	3,559.	242,300	424,300	424,300	Year End	1/4/2016
2015	101	FV	171,600	0	3,559.	226,500	398,100	398,100	Year End Roll	12/11/2014
2014	101	FV	171,600	0	3,559.	208,600	380,200	380,200	Year End Roll	12/16/2013
2013	101	FV	171,600	0	3,559.	208,600	380,200	380,200		12/13/2012

!13574!

PRINT

Date	Time
12/11/20	03:30:28

LAST REV

Date	Time
02/05/19	13:05:48
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13574

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALTCHEK MICHAEL	28837-2		7/15/1998		219,000	No	No		Y

USER DEFINED

Prior Id # 1:	116528
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2016	1287	Wood Dec	8,000	C				rebuild deck
5/22/2000	351	Re-Roof	2,500	C				REMOVE ROOF-REFRAM

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2018	MEAS&NOTICE	HS	Hanne S
1/14/2009	Meas/Inspect	345	PATRIOT
4/19/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/16/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3559		Sq. Ft.	Site		0	70.	1.48	6									368,740						368,700	

Total AC/HA: 0.08170 | Total SF/SM: 3559 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 368,740 | Spl Credit | Total: 368,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PINK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.93100190
Adj $ / SQ:	163.391
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	274471
Depreciation:	72460
Depreciated Total:	202011

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

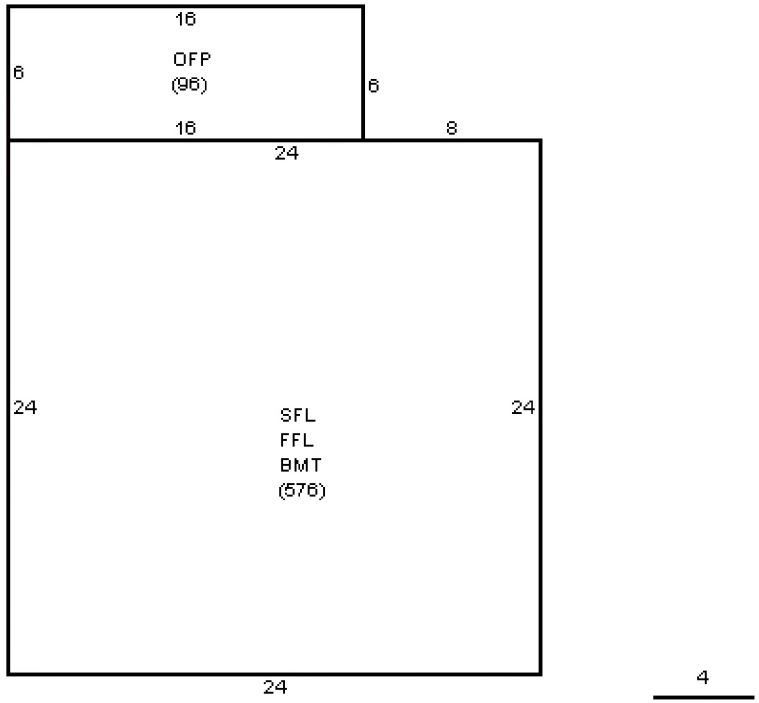
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.39
Special Features:	0	Val/Su Net:	110.75
Final Total:	202000	Val/Su SzAd	175.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	576	49.020	28,234
FFL	First Floor	576	163.390	94,113
SFL	Second Floor	576	163.390	94,113
OFP	Open Porch	96	31.360	3,011

	Net Sketched Area:	1,824		Total:	219,471
Size Ad	1152	Gross Are	1824	FinArea	1152

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0006-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	